

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the first day of September 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: Richard L. Reese, Jr., Highway Superintendent

Town Staff: Robert Labenski, Town Engineer  
Jeffrey H. Simme, Building & Zoning Inspector  
John M. Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

Meeting #17  
September 1, 2004

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held September 1, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by Steven Socha to approve the minutes from the July 21, 2004 Planning Board Meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.

**ACTION ITEMS -**

SITE PLAN REVIEW - 933 RANSOM ROAD, CINGULAR WIRELESS, 140-FT. MONOPOLE TOWER, 20' X 11' EQUIPMENT BUILDING AND GENERATOR WITHIN A 50' X 20' FENCED COMPOUND. PROJECT NO. 0933. CONTACT PERSON: GARY FERRARA, SBA NETWORK SERVICES INC.

Jim Parrillo, SBA Network Services Inc., presented to the Planning Board the site plan for the proposed 140' monopole tower at 933 Ransom Road. This property is within an industrial district. The site plan shows a 20' X 11' structure for housing equipment and a generator in a 50' X 20' compound area. Mr. Parrillo told the Planning Board that the only utilities necessary for this project will be telephone and electricity, with a back-up generator. There will be no lighting on this site. This will be an unmanned facility, but a monthly check will be done on the property for diagnostics. The facility will be locked and will have an alarm system. The monopole will have the capacity for future co-location. There was a discussion regarding whether this facility could be constructed on public land. It was determined by the Planning Board that there was no appropriate public land location within one mile of this site. Mr. Parrillo told the Planning Board that there were no plans for lighting at the top of the monopole. The Planning Board advised Mr. Parrillo that because of changes that have taken place at the Buffalo-Lancaster Airport, he must contact the FAA regarding a light at the top of the monopole. Chair Keysa referred to Com. 9-1-19 from Crew Chief Terrence McCracken regarding no landscaping plan for this project. The Planning Board recommended waiving the landscaping plan for this project since it is located within an industrial site. A question was raised as to whether Cingular has the capability of identifying the location of a caller. Mr. Parrillo stated that Cingular does not have this capability at this time, but it has been mandated for the future. Member Socha stated for the record that he encourages co-location on cellular towers rather than building more towers, and that the towers that are being built should be designed for future extension.

#### DETERMINATION

Based on the information provided to the Planning Board, Michael Myszka made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. FAA to be contacted regarding lighting at top of monopole, 2. Planning Board reviewed public lands within one mile of this site, but found none to be appropriate for this project, 3. Landscaping plan waived since site is within an industrial site, 4. Monopole to be designed for future extension. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW - SOUTH PENORA STREET, CINGULAR WIRELESS, 150-FT. MONOPOLE TOWER, 20' x 11.5' EQUIPMENT SHELTER & GENERATOR WITHIN A 32' x 31' FENCED COMPOUND. PROJECT NO. 1120. CONTACT PERSON: GARY FERRARA, SBA NETWORK SERVICES, INC.

Jim Parrillo, SBA Network Services Inc., presented to the Planning Board the site plan for the proposed 150' monopole tower on South Penora Street across from the existing 150' cellular tower. Mr. Parrillo told the Planning Board that only the driveway and the 32' X 31' compound area will be cleared of trees for this project. All utilities will be underground. The site plan does not show a light on the top of the tower. The Planning Board told Mr. Parrillo that since the flight patterns for the Clinton St. airfield pass over this area, the FAA must be contacted regarding lighting at the top of the tower and height restrictions. The monopole tower must be designed to accept future extensions. Highway Supt. Richard Reese wanted to know how much of this area of South Penora St. the Town will be responsible for snowplowing. Currently the Town snowplows up to the gate. Mr. Parrillo stated that the current snowplowing will be sufficient, and that a private company will snowplow the inside area.

#### DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. FAA to be contacted regarding lighting at top of monopole and height restrictions, 2. Landscaping plan waived as long as removal of existing vegetation is limited to compound area and driveway, 3. Monopole to be designed with ability for future extension. Motion seconded by Melvin Szymanski and unanimously carried.

## OTHER MATTERS

Chair Keysa asked Town Engineer Labenski to provide the Planning Board with pictometry maps showing the locations of future projects in relation to their surrounding area. Town Engineer Labenski stated that his department does have the capability to print these maps, and that he will provide them for future Planning Board meetings.

Highway Supt. Reese spoke to the Planning Board regarding the adoption of a town policy calling for a portion of topsoil from various approved projects be set aside for town use (Com. 9-1-14). Chair Keysa stated that a Town ordinance would be necessary to adopt this policy and asked Deputy Town Attorney Dudziak to have the Town Attorney=s Office research this policy.

Member Anderson stated that the Planning Board needs to discuss conservation areas and critical environment areas at a future Planning Board meeting.

At 8:50 PM Michael Myszka made a motion to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.

